

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
December 20, 2016**

Laurie Young, Chair	ABSENT
Nancy Clark, Vice Chair	PRESENT
Marilyn Fifield, Clerk	PRESENT
Nancy Shoemaker	PRESENT
George Jessop	PRESENT
Ted Wurzburg	PRESENT
Elizabeth Mumford	PRESENT
Jo Anne Miller Buntich	Director, GMD
Stacey Hurwitz	Admin Assistant, GMD

Vice Chair Nancy Clark called the meeting to order at 4:01 pm.

Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission held a Public Hearing on the following applications previously determined significant and referred to Public Hearing:

Continued Applications:

Wenger, Robert & Bonnie, 523 Main Street, Centerville, Map 207, Parcel 049

Built c.1855-1875, Inventoried, Contributing Building in National Register Historic District

Partial demolition of single-family dwelling for addition. Applicant Robert Wenger requested a continuance of this public hearing in order to continue to work with the Cape Cod Commission on this project.

Motion duly made by George Jessop, seconded by Elizabeth Mumford, that the public hearing for 523 Main Street, Centerville, be continued to January 17, 2016, at 4:00pm in the Selectmen's Conference Room, 367 Main Street, Hyannis.

AYE: So Voted Unanimously

Applications:

Shay, Joseph, F., Jr., 76 Washington Avenue, Hyannis, Map 287, Parcel 096

Built 1890, Not Inventoried, Contributing Building in Hyannis Port National Register Historic District

Partial demolition to construct elevator shaft

Craig Ashworth of E.B. Norris explained that the elevator is hydraulic, with dimensions of 5 ft. 4 in. by 4 ft., and goes to the third floor where the master bedroom is. Vice Chair Clark voiced concern that the measurements are not on the application, and Mr. Ashworth clarified that a second dormer will be added, with 2 gable dormers on the side away from Mt. Vernon Road, away from the beach. Vice Chair Clark said the Commission will need to add the measurements to the motion, if the Commission is to approve this. The height was not specified, but Mr. Ashworth said the height will be lower than the rest of the house, with a false louver on both sides and a false window. He said the elevator itself is 3 ft. 8 in x 4 ft., and elevator equipment will be located in the basement, with access to the elevator from the inside of the house. Jessop suggested adding window shutters to match the rest of the house.

Nancy Shoemaker moved that the Barnstable Historical Commission find after review and consideration of public testimony, application, and record file that the Significant Building at 76 Washington Avenue, Hyannis, is a Preferably-preserved Significant Building.

AYE: None

NAY: So Voted Unanimously

Motion duly made by Nancy Shoemaker and seconded by Ted Wurzburg that, in accordance with Section 112-3 F, the BHC determines that the partial demolition of the building located at 76 Washington Avenue, Hyannis, is not detrimental to the historical, cultural and architectural heritage or resources of the Town, with the condition that the elevator shaft be constructed with a footprint of approximately 5 foot 4 inches by 4 foot.

AYE: So Voted Unanimously

**Eklom, Harry & Jane, 12 Bay Street, Osterville, Map 117, Parcel 037
Built c. 1820, Individually Listed on National Register**

Partial demolition of single-family dwelling for additions, plus full demolition of detached barn

Michael Schulz. Schulz shared packets of photographs of the existing structures and site plan with the existing conditions (Exhibit B), saying the Ekloms purchased the property in September of 2016, and it is in a split zone in the RCBA zoning district. Prior to the closing, he said, they met with Sarah Korjeff from the Cape Cod Commission in July 21, 2016, and she noticed that the northwest corner of the property had had renovations made to it, so she suggested concentrating their renovations there. He said Ms. Korjeff's research concluded that the barn wasn't on the National Register and is not original to the property.

Architect Tim Luff explained that changes are focused on the northwest corner, keeping windows, doors & shutters where they are (and replacing things that are rotted), adding an addition to the back left side. He said the addition is pushed back almost to the end of the smaller Cape, with a farmer's porch for entry into the mudroom, then a T-piece which will be the dining and living rooms, involving demolishing a small dormer on the second floor. He said the changes are only visible if walking down the street or on the property, and he said all windows need to be replaced, and will be replaced with simulated divided-light windows (with authentic grills), plus real shutters & casing. George Jessop asked if they would be hurricane/working shutters, and Mr. Luff replied that they would, but storm protection would not be their primary function. He added that there is a setback issue with zoning because the house is askew on the lot, requiring this configuration to comply with the zoning setbacks.

Regarding gutters and downspouts. Mr. Jessop's preference was something other than an aluminum gutters, e.g., fiberglass, especially on the front. Mr. Luff said he would share that suggestion with the Ekloms. Nancy Clark asked about a new foundation, and Mr. Luff replied that there is no plan for a new foundation, but there will be a new foundation on the addition.

Marilyn Fifield asked if the windows original, but Mr. Luff said no windows are original, and they think the front windows have been replaced in the past 20 years, while the sides are from the early 1900s, but not original.

Nancy Shoemaker asked the approximate age of the barn, and Mr. Luff said Sarah Korjeff's report calls it 19th century, suggesting it originally belonged with another property/house.

Vice Chair Clark noted that the report states the barn is pre-19th century but would not be subject to Cape Cod Commission review.

Shoemaker stated she would hate to see the barn torn down.

Mr. Luff pointed out that the interior floor of the barn is pretty much detached from the structure, with a tree growing through the middle of it, leaving it structurally unsound. Mr. Schulz said the original house burned down in 1841, and then the current house was moved to this location.

Public Comment:

Joan Peters lives at 885 Main St., Osterville, and is an abutter since buying her house 1988. She said the barn was used by an artist at that time, and she is wondering what she will see from the back of her house. Reviewing the proposed plans, Ms. Peters recalled that the front windows were replaced 9 years ago when the Grants bought the house, and thought the windows on her side were, as well. She asked why the barn must come down, and Mr. Schulz replied that it is a danger and completely unsound, structurally, with a tree growing through it and the floor boards completely uneven. Mr. Jessop suspected the foundation has drifted to the outside and the floor has fallen through.

Mr. Luff said it also doesn't meet the setback and is encroaching on the setback from the rear and the side.

Ms. Peters asked about plans for a garage, and Mr. Schulz said there are none at this point, as they are focused on the historic content of the home and making it a size that works for a modern family. Ms. Peters asked when construction would start, and Mr. Luff replied that it would be as soon as possible in hopes of getting the roofing and framing up before the summer/spring.

Vice Chair Clark read into the record, a letter from neighbor John Welsh of 38 Bay Street, Osterville (Exhibit C.)

Mr. Schulz shared a photograph of John Welsh's house at 38 Bay Street, noting that they did a full demolition and did a beautiful job. Mr. Schulz called the term "demolition" as touching any piece of the house, while what they propose is restoration and a partial addition to the house (Exhibit D).

Jo Anne Miller Buntich reminded that, as it exists, this is a mandatory referral to the Cape Cod Commission (CCC), requiring an initial vote to see if this project, as presented, still requires a mandatory CCC referral, adding that applicants of projects like this are encouraged to work with the CCC prior to coming to the BHC.

Motion made by George Jessop and seconded that the BHC finds and determines after review and consideration of the public testimony, application and record file for 12 Bay Street, Osterville, that:

- **The property is outside a local historic district;**
- **The property is Individually Listed on the National Register of Historic Places;**
- **The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as an individually-listed structure as defined in §3 of the Cape Cod Commission Development of Regional Impact Review Threshold;**

The Barnstable Historical Commission further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

AYE: None

NAY: So Voted Unanimously

Motion made by George Jessop and seconded that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for partial demolition proposed at 12 Bay Street, Osterville, that the Significant Building is a Preferably-preserved Significant Building.

AYE: Shoemaker

NAY: Jessop, Clark, Fifield, Wurzburg, Mumford

Motion made by George Jessop and seconded that in accordance with Section 112-3 F, the BHC determines that the partial demolition of the building located 12 Bay Street; Osterville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town. And the Barnstable Historical Commission further finds that the parts of the Significant Building to be retained are Preferably Preserved and shall not be demolished.

AYE: Jessop, Clark, Fifield, Wurzburg, Mumford

NAY: None

ABSTAIN: Shoemaker

Other Business

Approval of Minutes from July 19, 2016, October 18, 2016, and November 15, 2016.

July 19, 2016

Motion duly made by Marilyn Fifield, seconded by Nancy Shoemaker, to approve the Minutes of July 19, 2016, as written.

AYE: Jessop, Mumford, Fifield, Shoemaker, Clark

Abstain: Ted Wurzburg (Absent from the July meeting)

October 18, 2016

Motion duly made by Marilyn Fifield, seconded by George Jessop, to approve the Minutes of October 18, 2016, as amended.

All: Aye

So Voted Unanimously

November 15, 2016

Motion duly made by Marilyn Fifield, seconded by Ted Wurzburg, to approve the Minutes of November 15, 2016, minutes as amended.

AYE: Jessop, Clark, Wurzburg, Fifield, Mumford

ABSTAIN: Nancy Shoemaker (Absent from the November meeting)

Other Business:

Nancy Shoemaker reported that the 1717 Meetinghouse would have a program featuring poet Robert Burns in January, and then a program on the history of the Meetinghouse on Sunday, February 26th to kick off the 300th year of the building.

Regarding disposition of historic artifacts stored in the attic of 200 Main Street, Hyannis, Nancy Shoemaker said the Town has taken this task over but she has been assured that this Commission will play a large part in the preservation of these artifacts, and she has an inventory of them.

She also reported that Marstons Mills is planning to have a big map of all of the big, historic mills that were in the village posted at the pond where Rte. 28 and Rte. 149 meet, with signage to accompany the map throughout the village at the original sites of the mills.

Elizabeth Mumford displayed copies of her new Centerville and Hyannis Port coloring books.

Nancy Shoemaker reported that the new Hyannis Historical Society is active, holding 5-6 meetings a year at the Maritime Museum, with the next scheduled in January.

George Jessop reported there would be a Christmas Eve Service at St. Andrew's at 9:00 pm.

**With no further business before this Commission, a motion was duly made by Nancy Shoemaker, seconded by Ted Wurzburg, to adjourn the meeting at 5:06 pm.
So Voted Unanimously**

Respectfully Submitted,
Stacey Hurwitz, Recording Secretary

Exhibit A	Agenda dated December 20, 2016
Exhibit B	Exhibit of Existing Photos and Plans for 12 Bay Street, Osterville
Exhibit C	Letter from John Welsh of 38 Bay Street, Osterville
Exhibit D	Photograph of 38 Bay Street, Osterville